

Topsfield Planning Board

October 16, 2007

Chairman Morrison called the meeting to order at 7:30 PM. Board members present were Martha Morrison, Janice Ablon, Gregor Smith. Roberta Knight, Community Development Coordinator was also present. Planning Board member Ian Debuy Wenniger joined the discussion at approximately 9:00PM.

Visitors: Master Planning Committee members: Heidi Fox, Alice Sheridan, Jeanine Cunniff, Holger Luther, Andy Sims; also Dick Gandt, Katherine Carlson, Frank Iovanella, Attorney Michael McCarron, and Wayne Hunt.

New Meadows Enterprises Townhouse Proposal

At 7:35PM, Frank Iovanella, owner of New Meadows Enterprises LLC, his attorney Michael McCarron and his architect Wayne Hunt made a joint presentation to the Board concerning their proposal to site an Elderly Housing District over the golf course and create a development of 21 townhouse units. The Board reviewed schematic conceptual designs of the units and a site plan “rendering” of the project.

The project, as designed consists of:

- Six (6) buildings with (4) units each
- Units to consist of (2) bedrooms
- The two middle units larger in size than the two end units by approximately 200 sq. ft.
- Two-story units
- Second Fairway Units: walk-out finished basements
- First Fairway Units: no walk-out due to elevation; utility basement
- Modification of current parking lot to accommodate project and golf parking
- Carve out 10 acres of the 53 acre golf course site for high density project
- Golf course to be preserved as open space in perpetuity
- No affordable housing units planned
- Septic – preliminary perks only

The Board directed Mr. Iovanella to visit the various boards that would have input relative to the project: Board of Health, Conservation, Water and Highway. The Board also suggested that the wetlands should be delineated and that perk tests should be scheduled as soon as possible with the Board of Health to meet state regulations.

Chairman Morrison questioned as to what would happen to the golf course land, if the golf course ceased to exist and who would maintain the land since preservation land would need to be managed. A restriction needs to be held by a third party. Mr. Iovanella responded that the goal is to keep it as a golf course and due to the cost of land the

proposed “Townhouse Development” would provide the capital to prevent the loss of the golf course.

Mr. Iovanella is proposing one lot for the Elderly Housing District on the 53 acre golf course with easements for the golf course over the 10 acre high density townhouse development sited within the golf course. Project timeframe is to begin construction in late 2008 or early 2009. He would be requesting a zoning changes to incorporate the new EHD overlay zone, and incorporate a provision for condominiums for multi-family housing within an Elderly Housing District.

Minutes:

Member Gregor Smith made the motion to approve the minutes of September 18, 2007; approved as written; seconded by member Jan Ablon; so voted 3-0.

Member Gregor Smith made the motion to approve the minutes of October 2, 2007; approved as written; seconded by member Jan Ablon; so voted 3-0.

120 High Street Conservation Restriction: Chairman Morrison noted that the Board had forwarded its memo with its comments concerning the proposed restriction as drafted by the Conservation Commission to the Board of Selectmen. It is now up to the Board of Selectmen and Conservation Commission to deal with the issue.

Joint Meeting of Planning Board and Master Planning Committee

AT 8:46PM, Planning Board Chairman Martha Morrison called the joint meeting to order. The members of both committees commenced the review of uses for the new “Business Highway” zone referred to as “BH2”. It was the consensus of the members that the uses first needed to be established before a definition of the zones could be developed. The members then reviewed the proposed Table of Uses drafted by Planning Board member Gregor Smith. See attachments for drafts 1 and 2. The members made changes to Draft 1 and those changes are reflected in Draft 2 dated October 16, 2007.

The meeting was adjourned at 10:46 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator